Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Montessori Academy, Incorporated 6021 Cloverdale Drive Brentwood, TN 37027	Part of 172-00-0-198.00	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (EHB) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **EILEEN E. BERNSTORF, INDIVIDUALLY, EILEEN E. BERNSTORF, AS TRUSTEE OF THE E. CRANSTON AND EILEEN E. BERNSTORF TRUST DATED DECEMBER 31, 1998, AND MONTESSORI ACADEMY, INCORPORATED, AS SOLE BENEFICIARY OF THE E. CRANSTON AND EILEEN E. BERNSTORF TRUST** (collectively referred to as "Grantors") have bargained and sold, and by these presents do hereby transfer and convey to **MONTESSORI ACADEMY, INCORPORATED,** a Tennessee not-for-profit corporation ("Grantee"), its successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property in Davidson County, Tennessee.

This conveyance of Grantors' interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Davidson County DEEDQC
Recvd: 03/24/08 13:53 5 pgs
Fees:27.00 Taxes:0.00
20080324-0029071

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ W.M.Cmsn)

The actual consideration for this transfer is $0.00.

Eileen E. Bernstorf
Affiant

Subscribed and sworn to me this 17 day of ~~February~~ March, 2008.

NOTARY PUBLIC
My Commission Expires: 10/11/2011

1760264 v1
109332-001 2/18/2008

Executed this 17 day of ~~February~~ March, 2008.

E. CRANSTON AND EILEEN E. BERNSTORF TRUST

By: Eileen E. Bernstorf
Eileen E. Bernstorf, Trustee

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Before me, Jolean Pursley the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Eileen E. Bernstorf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge herself to be the Trustee of the **E. CRANSTON AND EILEEN E. BERNSTORF TRUST,** the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as such Trustee.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 17 day of ~~February~~ March, 2008.

Notary Public
My Commission Expires: 10/11/2011

1760264 v1
109332-001 2/18/2008

Executed this 17 day of ~~February,~~ March 2008

Eileen E. Bernstorf

EILEEN E. BERNSTORF

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, Joleen Pursley the undersigned, a Notary Public in and for said County and State, the within named Eileen E. Bernstorf, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 17 day of ~~February~~ March, 2008.

Notary ~~Public~~
My Commission Expires: 10/11/2011

1760264 v1
109332-001 2/18/2008

Executed this 17 day of ~~February~~ March, 2008.

MONTESSORI ACADEMY, INCORPORATED

By: _____
Title: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Joleen Pursley the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James R. Bernstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself to be the Secretary of **MONTESSORI ACADEMY, INCORPORATED,** the within named bargainor, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Secretary.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 17 day of ~~February~~ March, 2008.



_____
Notary Public
My Commission Expires: 10/11/2011

1760264 v1
109332-001 2/18/2008

EXHIBIT "A"

DESCRIPTION

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at the Northeasterly corner of Montessori Academy. INC., Tax Map 172, Parcel 198, Deed Book 8015, page 317, and said property being further described as being on the Southerly Right-of-Way of Cloverland Drive, thence along a line S 7° 30' 00"W, a distance of 1416.94 ft. to a point being the Northeasterly corner of Tax Map 172, Parcel 116 and the Point of Beginning;

Thence S 7° 30' 00" W, a distance of 312.54 ft to a point;

Thence S 19° 38' 44" W, a distance of 209.45 ft. to a point;

Thence N 84° 19' 01" W, a distance of 250.00 ft. to a point;

Thence N 84° 19' 01" W, a distance of 300.15 ft. to a point;

Thence N 7° 30' 00" E, a distance of 235.89 ft. to a point;

Thence S 84° 19' 01" E, a distance of 300.15 ft. to a point;

Thence N 7° 30' 00" E, a distance of 56.39 ft. to a point;

Thence S 82° 30' 00" E, a distance of 208.71 ft. to a point;

Thence N 7° 30' 00" E, a distance of 208.71 ft. to a point;

Thence N 82° 30' 00" W, a distance of 208.71 ft. to a point;

Thence N 7° 30' 00" E, a distance of 15.01 ft. to a point;

Thence S 84° 19' 01"E a distance of 294.09 ft to the Point of Beginning and including 174,401.0747 Square Feet or 4.0037 Acres.

Being part of the same property conveyed to E. CRANSTON BERNSTORF AND EILEEN E. BERNSTORF, TRUSTEESS, OR SUCCESSOR TRUSTEE(S) OF THE E. CRANSTON AND EILEEN E. BERNSTORF TRUST DATED DECEMBER 31, 1998, A REVOCABLE LIVING TRUST by deed from E. CRANSTON BERNSTORF AND EILEEN E. CERNSTORF, HUSBAND AND WIFE of record in Book 11332, page 942, dated December 31, 1998, Register's Office for Davidson County, Tennessee.